

CITY OF ISSAQUAH DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: Proposal to subdivide a 37,120 SF parcel into 2 lots to construct single family residences. Proposed lots sizes are 14,987 SF and 22,133 SF and the minimum lot size of the Single Family Suburban zoning is 9,600 SF. The site is currently undeveloped and adjacent to Issaquah Creek. A 100-foot stream buffer plus a 15-foot building setback would be provided on Lot 2. The applicant proposes to remove invasive Himalayan blackberries and plant 5 native conifer trees in the stream buffer. Access to both lots would be from a shared driveway off Front Street S.

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| Proponent: | Troy Schmeil Callidus Development, Inc. 16834 SE 43 rd Street Bellevue, WA. 98006 | Ron Fredericksen Eastside Consultants, Inc. 1320 NW Mall St, Suite B Issaquah, WA. 98027 |
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Permit Number: PLN12-00048 – Johnson Short Plat

Location of Proposal: 1200 block Front Street South

Lead Agency: City of Issaquah

Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comments: This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days. Written comments may be submitted between **December 11, 2013** and **December 26, 2013**. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or if significant adverse impacts are likely, withdraw the DNS.

Appeals: You may appeal this determination by filing a Notice of Appeal with the Issaquah Permit Center located at 1775 12th Ave. NW, Issaquah between **December 11, 2013** and **December 26, 2013**. Appellants should prepare specific factual objections. Contact the SEPA Responsible Official to read or ask about the procedures for SEPA appeals.

Notes:

- 1) This threshold determination is based on review of the short plat plan received July 22, 2013; environmental checklist received July 13, 2012; Wetland reconnaissance letter (Sewall Wetland consulting, Inc.) received October 15, 2013; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the short plan permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Short plats are categorically exempt from SEPA review, except where located in environmentally critical areas (IMC 18.10.300.A). The subject site contains Issaquah Creek, and streams are included as an environmentally critical area (IMC 18.10.360). If a project is not categorically exempt because it is located within a critical area, environmental review is limited to: 1) Documenting whether the proposal is consistent with the requirements of the critical areas ordinance; and 2) Evaluating

potentially significant impacts on the critical area resources not adequately addressed by GMA planning documents and development regulations [WAC 197-11-908(1)].

2. Lot 2 of the proposed short plat is adjacent to Issaquah Creek. The proposal includes a 100-foot stream buffer plus a 15-foot building setback from the buffer, consistent with requirements of the City's critical area regulations (IMC18.10.785.C).
3. Issaquah Creek is a Class 1 stream, identified as a "shoreline of the state." The short plat would not involve physical improvements within 200 feet of the ordinary high water mark (OHWM) and therefore no shoreline permits are required for the short plat. Construction of a home on Lot 2 may require a shoreline exemption if it is located within 200 feet of the OHWM. This would be completed with a building permit.
4. The site is within the 100-year floodplain of Issaquah Creek. A flood hazard permit may be required for construction of residences. This would be required with building permits.
5. A wetland reconnaissance (Sewall Wetland Consulting, October 15, 2013) was completed to determine if there are jurisdictional wetlands located on the site. The report concluded there were no areas meeting wetland criteria on the site or within 200 feet of the site.
6. The subject site is currently undeveloped and the stream buffer area is dominated by invasive plant species including Himalayan blackberry. The applicant proposes to clear the blackberries and to plant 5 native conifer trees within the stream buffer. This would provide some improvement over existing site conditions.
7. The Critical Area Regulations require critical areas and associated buffers to be protected with a permanent deed restriction recorded on the lot, a native growth protection easement (NGPE). The NGPE prohibits development and alteration of native vegetation within the critical area/buffer, except for purposes of habitat enhancement (IMC18.10.515B.2).
8. SEPA Rules, WAC 197-11-158(2)(d), direct a lead agency to place the following statement in the threshold determination if all of a project's impacts are addressed by other applicable laws and no conditions will be required under SEPA: "The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA."

Responsible SEPA Official: Peter Rosen

Position/Title: Senior Environmental Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 12/11/2013

Signature: 

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments